



98 Whetstone Lane, Aldridge,  
Walsall, WS9 0EU

Offers in the Region Of £349,950



# Aldridge

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Set in a highly sought after location, within easy reach of the excellent amenities of the centre of Aldridge and with highly regarded schools nearby, this superb semi-detached house boasts beautifully presented and extended accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy living room with bay window to the front elevation, feature fireplace with gas fire inset and double doors leading into the dining/family room with French windows into the rear garden. Completing the ground floor there is the superb, extended breakfast kitchen which has a range of wall/base units fridge, freezer, dishwasher, integrated microwave, oven, hob with extractor over, space for a breakfast table, door to rear garden and access to inner lobby with guest WC off and door into garage which has power and lighting, plumbing for a washing machine and wall mounted central heating boiler.

To the first floor there are three bedrooms - two generous doubles and a good sized single - and the tiled bathroom with white suite comprising WC, wash basin and bath with mains shower over.

Externally, there is a neatly maintained rear garden which is laid mainly to lawn with a selection of shrubs/bushes and a block paved patio area and there is driveway parking to the front of the property with access to the garage via an up-and-over garage door.





## Property Specification

### Hall

Living Room - 5.09m (16'9") into bay  
x 3.50m (11'6")

Dining/Sitting Room - 4.44m (14'7") x 3.19m (10'5")

Breakfast Kitchen - 4.88m (16') max  
x 4.50m (14'9") max

### WC

Bedroom 1 - 4.34m (14'3")  
x 3.35m (11') into wardrobes

Bedroom 2 - 3.70m (12'2") x 3.35m (11')

Bedroom 3 - 3.40m (11'2") x 2.00m (6'7")

Bathroom - 2.24m (7'4") x 1.97m (6'6")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 3rd March 2023

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: C

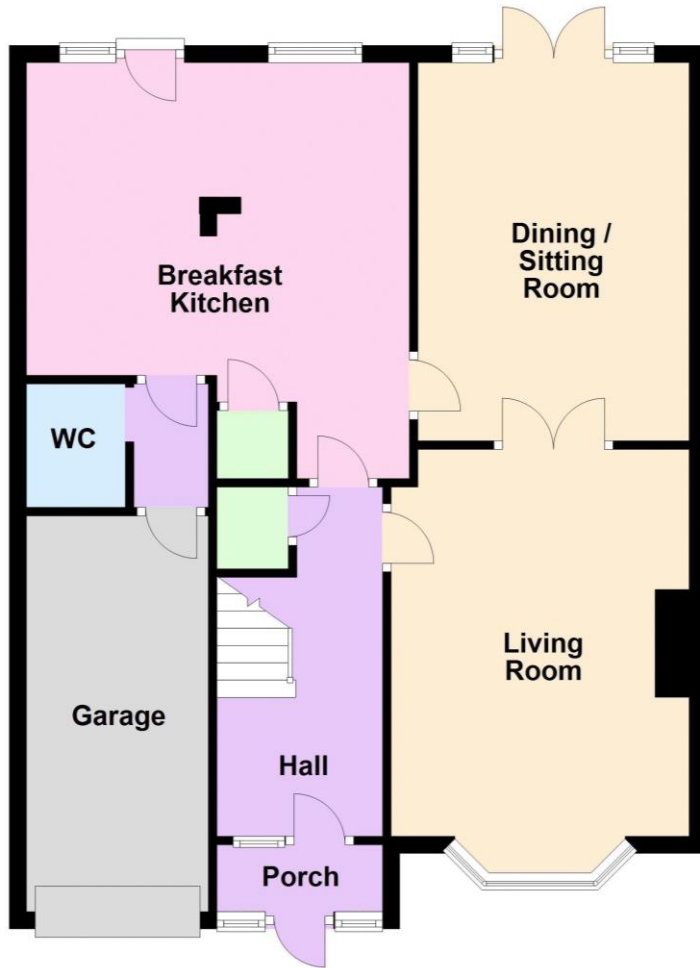
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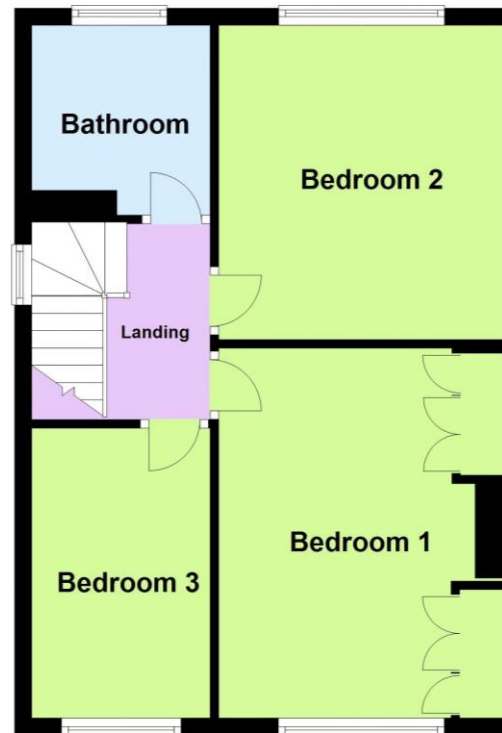
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

